



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, January 24, 2004

Time: 7:00 P.M.
Place: Council Chambers (Second Floor)
Carmel City Hall
One Civic Square
Carmel, IN 46032

An Executive Session of the Board will be held at immediately after the BZA Meeting to discuss pending litigation as authorized under the Open Door Law.

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Swearing in of Members
- D. Roll Call
- E. Declaration of Quorum
- F. Approval of Minutes of Previous Meeting
- G. Election of Officers
- H. Communications, Bills, and Expenditures
- I. Reports, Announcements, Legal Counsel Report and Department Concerns:
- J. **Public Hearing**

1-5h. TABLED ~~Companion Animal Hospital~~

~~Applicant seeks use variance & development standards variance approvals for veterinary hospital.~~

~~Docket No. 04090009 UV Chapter 19.01 permitted uses~~

~~Docket No. 04090010 V Chapter 27.05 number of parking spaces~~

~~Docket No. 04090023 V Chapter 26.04.05 buffer yard requirements~~

~~Docket No. 04090024 V Chapter 19.04.03 side yard setbacks WITHDRAWN~~

~~Docket No. 04090025 V Chapter 19.04.02 front yard setback~~

~~The site is located at 1425 S Range Line Rd and is zoned B-8/Business.~~

~~Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.~~

6-8h. TABLED ~~O'Malia Fireplace Shop Expansion~~

~~The applicant seeks the following development standards variances:~~

~~Docket No. 04100017 V Chapter 12.04.02 front yard setback~~

~~Docket No. 04100018 V Chapter 27.03.02 no curbed parking~~

~~Docket No. 04110009 V Chapter 26.04.05 buffer yard requirements~~

~~The site is located at 220 S Range Line Rd. The site is zoned B-1/Business.~~

~~Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for the Helen J. O'Malia Trust.~~

9-12h. Pryor Riding Arena

Petitioner seeks special use and development standards variance approvals for an indoor riding arena and horse stables.

Docket No. 04120004 SU	Chapter 5.02	Special Uses
Docket No. 04120005 V	Chapter 25.01.01.A.4	accessory building built before principal
Docket No. 04120006 V	Chapter 25.01.01.B.8	maximum gross floor area
Docket No. 04120007 V	Chapter 25.01.01.B.1	height greater than 18-ft

The site is located at 12899 West Road and is zoned S-1/Residence-Estate.

Filed by Nathan Althouse of Miller Surveying for Arlet & Claudia Pryor.

13h. TABLED CMC Properties, Sec 2, lot 3

~~Petitioner seeks the following development standards variance approval:~~

~~**Docket No. 04120010 V** Chapter 25.07.03.03(d)(2) real estate sign height~~

~~The site is located at the northwest corner of 131st St. and US 31. The site is zoned B-5/Business within the US 31 Overlay.~~

~~Filed by Sherry Marchbanks of Mazda Sign, Inc. for CMC.~~

I. Old Business.

J. New Business.

1j. Proposed amendments to Article IX (BZA Rules of Procedure), Section 30.08: Alternate Procedure (Hearing Officer), and Chapter 21: Special Uses.

K. Adjourn.